111.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	778,800 / 778,800
					USE VALUE:	778,800 / 778,800
					ASSESSED:	778,800 / 778,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		BERKELEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUYNH JENNY LAN &
Owner 2:	CHANG STEPHEN
Owner 3:	
Street 1:	38 BERKELEY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LIU TINA YAN & -
Owner 2:	CHAN CHUN HO -
Street 1:	38 BERKELEY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .177 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1975, having primarily Vinyl Exterior and 1622 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7713.000	322,800		456,000	778,800
Total Card	0.177	322,800		456,000	778,800
Total Parcel	0.177	322,800		456,000	778,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.15 | /Parcel: 480.15

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	70675
GIS Ref	
GIS Ref	
Insp Date	11/12/18

!8638!

PREVIOUS ASSESSMENT

Parcel ID: 111.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	322,800	0	7,713.	456,000	778,800		Year end	12/23/2021
2021	101	FV	322,800	0	7,713.	456,000	778,800		Year End Roll	12/10/2020
2020	101	FV	322,800	0	7,713.	456,000	778,800	778,800	Year End Roll	12/18/2019
2019	101	FV	328,900	0	7,713.	449,500	778,400	778,400	Year End Roll	1/3/2019
2018	101	FV	328,900	0	7,713.	345,200	674,100	674,100	Year End Roll	12/20/2017
2017	101	FV	328,900	0	7,713.	325,700	654,600	654,600	Year End Roll	1/3/2017
2016	101	FV	328,900	0	7,713.	299,600	628,500	628,500	Year End	1/4/2016
2015	101	FV	295,700	0	7,713.	280,100	575,800	575,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:39:34

LAST REV

Date	Time
09/05/19	14:52:46
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8638

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIU TINA YAN &,	63621-280		5/16/2014		640,000	No	No		
HERETAKIS ENTER	62864-464		10/31/2013	Change>Sale	440,000	No	No		
HERETAKIS JOHN/	49727-131		7/3/2007	Family		No	No		
HERETAKIS JOHN/	49727-129		7/3/2007	Family		No	No		
HERETAKIS JOHN	25477-557		7/11/1995		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/14/2014	29	Heat App	5,000	C				
11/7/2013	1650	Redo Kit	8,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
5/14/2014	External Ins	PC	PHIL C
2/3/2014	Info Fm Prmt	EMK	Ellen K
11/26/2008	Meas/Inspect	355	PATRIOT
2/3/2000	Meas/Inspect	197	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	70675
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7713		Sq. Ft.	Site		0	70.	0.84	6									455,976						456,000	

Total AC/HA:	0.17707	Total SF/SM:	7713	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 455,976	Spl Credit	Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1975	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	16.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	16.1	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98010004
Adj $ / SQ:	125.698
Other Features:	115570
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	384764
Depreciation:	61947
Depreciated Total:	322817

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

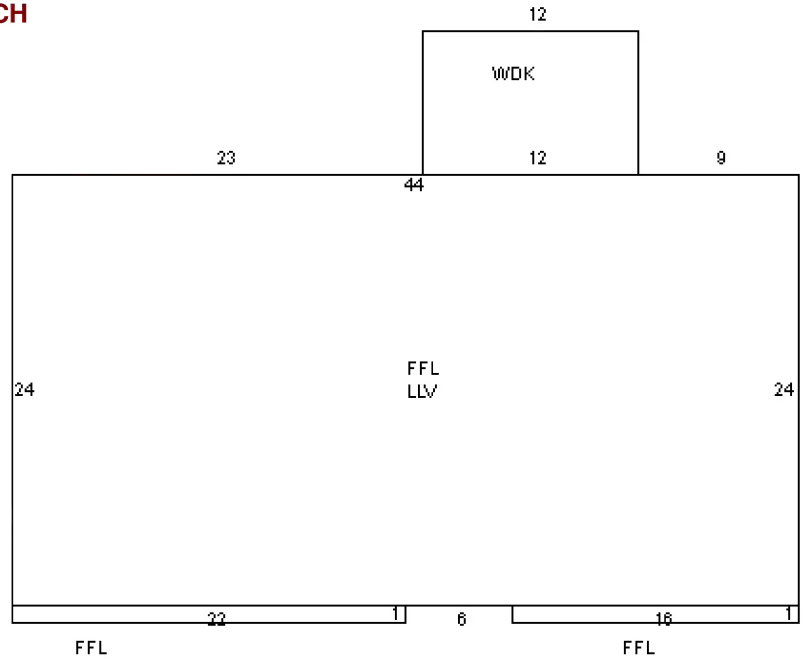
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	138.27
Special Features:	0	Val/Su Net:	143.72
Final Total:	322800	Val/Su SzAd	295.06

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,094	125.700	137,513
LLV	Lower Level	1,056	90.150	95,197
WDK	Deck	96	15.680	1,505

Net Sketched Area:	2,246	Total:	234,215

Size Ad	1094	Gross Area	2246	FinArea	1622

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

111.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	